

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
June 14, 2005

Revised

According to the Arizona Open Meeting Law, the Planning Commission may only discuss matters listed on the Planning & Zoning Commission agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

PRE-SESSION – begins at 6:30 p.m. – City Council Chambers 31 E. 5th Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. **Only procedural decisions will be made in the Pre-Session.**

- Review of proposed Consent Agenda

PLANNING AND ZONING COMMISSION HEARING 7:00 p.m. – City Council Chambers 31 E. 5th St.

1. CONSIDERATION OF MEETING MINUTES: MAY 24, 2005

- 2. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **TEMPE POLICE SUBSTATION (CC050017)** (City of Tempe, property owner) for two (2) use permits and a subdivision plat on 9.36 net acres, in the CSS, Commercial Shopping and Services District, located at 1855 East Apache Boulevard, including the following:

#SIP2005.47 for a Site plan approval for two (2) use permits, including the following:

Use Permit:

1. To allow a 100-foot tall wireless communications tower for police use.
2. To increase the height of the evidence building from thirty-five (35) feet to thirty-nine (39) feet.

#SBD-2005.43 for a Preliminary and Final Subdivision Plat, consisting of one (1) lot on 9.36 gross acres.

NOTE: THIS REQUEST WAS CONTINUED FROM THE HEARING ON MAY 24, 2005.

- 3. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **BETTER BODY WORKS MASSAGE (CC050021)** (Lakeshore Investment Group II, LLC, property owner / Elaine O'Connor, business owner) **#SIP-2005.49** for use permit for a massage facility consisting of 177 s.f. in the PCC-2, Planned Commercial Center General District, located at 4635 South Lakeshore Drive.

NOTE: THIS REQUEST WAS CONTINUED FROM THE HEARING ON MAY 24, 2005.

- 4. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **ALL NIGHT AUTO (CC050558)** (Weingarten Realty, property owner / Walter Douglas, business owner) **#SIP-2005.48** for a use permit to allow an auto repair facility within the Pueblo Anozira Center consisting of 4,600 s.f. in the PCC-1, Planned Commercial Center Neighborhood District, located at 1835 East Guadalupe Road, Suite E116.

NOTE: THIS REQUEST WAS CONTINUED FROM THE HEARING ON MAY 24, 2005.

5. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **FOUNTAINHEAD CORPORATE PARK (CC050032)** (Bircher Arizona, LLC for Amberjack LTD, property owner) **#SPD-2005.54** for an Amended Planned Area Development Overlay for Fountainhead Corporate Park consisting of 1,468,400 s.f. total building area on 74.58 net acres and a use permit to allow a 75,000 s.f. educational facility on Lot 7 in the GID, General Industrial District located at 1630 West Alameda Drive.
6. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **MCINTYRE, DONOHUE, & JONES PLACE (CC040532)** (McIntyre, Donohue & Jones, property owners) for a zoning map amendment, a Planned Area Development Overlay and a Subdivision Plat for three (3) single-family residences, located at 306 South Wilson Street, including the following:

Ordinance No. 2005.36 #ZON-2005.07 for a zoning map amendment from R-3, Multi-Family Residential to R1-PAD, Single-Family Residential Planned Area Development Overlay on .38 gross acres.

#SPD-2005.44 for a Planned Area Development Overlay consisting of three (3) Single-Family Residences consisting of 4,158 s.f., 4,338 s.f and 4,356 s.f., including garages.

#SBD-2005.45 for a Final Subdivision Plat consisting of three (3) lots and one (1) tract on .38 net acres.
7. **PLANNED DEVELOPMENT (0406)** Request for **NEWTOWN MCKEMY (CC050028)** (NewTown Community Development Corporation, owner) **#SBD-2005.58** for a Preliminary and Final Subdivision Plat consisting of three (3) lots on 0.52 net acres, located at 1105 South McKemy Street.
8. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **EMERALD CENTER LOT 1C (CC050033)** (Tait Development, property owner) **#SPD-2005.59** for an Amended Planned Area Development Overlay for 72,264 square feet of home furnishings retail on 6.13 net acres in the RCC, Regional Commercial Center District, located at 1746 West Ruby Drive.
9. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for the **TEMPE TRANSPORTATION OVERLAY DISTRICT (CC050026)** (City of Tempe, applicant) **Ordinance No. 2005.24 #ZON-2005.08** to amend the Zoning and Development Code (text and map amendment), Part 5, to include the Transportation Overlay District. The proposed Transportation Overlay District will change development standards for residential density, building height, lot setbacks, design standards, and allowable uses within the defined boundary. Approximately 685 parcels of private or public owned property are located within the corridor and nine (9) station areas. The area within the overlay district is approximately 653 acres of land. Single-family zoned properties are excluded from the overlay district.

NOTE: THIS REQUEST WAS CONTINUED FROM THE HEARING ON MAY 24, 2005.

10. STAFF ANNOUNCEMENTS

11. COMMISSION ANNOUNCEMENTS

POST-SESSION – begins after regular meeting – City Council Chambers 31 E. 5th Street.

If necessary, continue pre-session discussion.